

2026 BUILDING PERMIT FEES

(Effective January 1, 2026) Fees adjusted annually

Commercial / Multi-Family Buildings on Single Lot:

New Commercial Building \geq 120 square feet and \leq 2,000 square feet in area: \$410 + .006 x construction cost + \$200 C.O. + 3% BBS*

New Commercial Building or Addition $>$ 2,000 square feet in area - Fee based on predominant occupancy for project. Occupancy areas can be figured separately for fire separated (or equal) buildings. This fee includes building, electrical, and mechanical work, but **not sprinklers or fire alarms**. "Area" is determined by outside dimensions of total gross floor area (Sq. Ft.). **Fee** = Area x Occupancy Multiplier + Base fee + Certificate of Occupancy (C.O.) fee + BBS fee + Parks & Recreation and Subdivision fee for multi-family (see below).

<u>Occupancy</u>	<u>Multiplier</u>	<u>Base Fee</u>	<u>C.O.</u>	<u>BBS*</u>
Storage/Factory/Utility	0.271	\$2,770	\$200	3%
Business/Mercantile/Educational	0.349	\$2,770	\$200	3%
Multi-Family (Building on single lot)	0.349	\$2,770	\$200	3% + Park & Rec Fee** + Subdivision Fee**
Institutional/Assembly/High Hazard	0.512	\$2,770	\$200	3%

Commercial Alteration (Any Area) or Commercial Addition \leq 2,000 square feet in area:

<u>Cost of Construction</u>	<u>Base Fee</u>	<u>Multiplier</u>	<u>C.O.</u>	<u>BBS*</u>
<\$25,000	\$275	.N/A	\$200	3%
>\$25,000 to \$50,000	\$420	.015 x construction cost	\$200	3%
>\$50,000 to \$1,000,000	\$905	.007 x construction cost	\$200	3%
>\$1,000,000	\$1810	.004 x construction cost	\$200	3%

Phased Construction for New Commercial Building ONLY – Fee based on new building fee above, and then multiply by percentage:

Foundation only	20% of building fee
Shell only (not including foundations)	30% of building fee
Remainder of Building	Remainder of building fee + 10% of total fee

***Request must be made by the Applicant prior to application submittal and approved by staff**

Single Family / Multi-Family Buildings - where each Unit is on its Own Lot:

New Single Family or Multi-Family Unit: \$690 + 0.163 x Area (sq.ft.) + \$100 C.O. + BBS*

Single Family Addition: \$420 + \$0.36 x Area (sq.ft.) + \$100 C.O. + BBS*

Single Family or Multi Family Alterations (including basement finishes): \$240 + \$0.12 x Area (sq.ft.) + \$100 C.O. + BBS*

****Additional Fees for Residential Buildings (Single-Family and Multi-Family: Condominiums, Townhouses and Apartments):**

Park & Recreation Fee - \$175 per bedroom (City Codified Ordinance - Chapter 187)

Subdivision Fee – Varies (See Page 3)

Expedited Plan Review

Double Building Fee + \$690 for Engineering site plan review - Based on staff availability, feasibility of short review time, and adequate preparation by applicant. Project must already have any necessary Planning Commission and/or Zoning appeal approval (formal or informal) and all site information and storm water calculations included for Engineering review. Applicant or agent must be in office or available for review information.

*** BBS (Ohio Board of Building Standards) fee:** Residential, add 1% BBS fee Commercial / Multi-Family, add 3% BBS fee

MISCELLANEOUS FEES

The following fees are \$100 + BBS* fee (no C.O. fee):

DEMOLITION (Residential & Commercial)
ELECTRIC SERVICE (Replacement, Repair or Upgrade)
FENCE (Residential & Commercial) (No BBS fee)
FOUNTAIN / POND AERATOR (Electric Only)
GAS SERVICE RELEASE (Residential and Commercial)
HOT TUB (Electric Only)
HVAC REPLACEMENT (Single / Multi-Family Residential)
SHED (Commercial) under 120 sq. ft. (No BBS fee) "Zoning Only"
SHED (Residential) under 200 sq. ft. (No BBS fee) "Zoning Only"
TEMPORARY POLE (Electric Service)
TRAILER – CONSTRUCTION (Electric Only)

The following COMMERCIAL fees are based on formula below:

\$410 fee + .006 x construction cost + 3% BBS* fee

SHED over 120 sq. ft.
LARGE CELL TOWER (New & Upgrades) /SUBSTATION BLDGS
DECK with or without Roof
ELECTRICAL WORK
FIRE PROTECTION (Alarms, Sprinklers, Hood Suppression)
GENERATOR
HVAC REPLACEMENT
KITCHEN HOOD
POOL – INGROUND – Including Electric and Fence
RETAINING WALL
REPAIR – Fire / Water Damage
SALES TRAILER / PORTABLE OFFICE / INDUSTRIALIZED UNIT
SOLAR PANELS
SPECIAL EVENT - Including Stages/Electric/Bleachers

Work Started without Permit - Base Fee Doubled

Reinspection Fee - \$95 per occurrence (Staff Determined)

Certificate of Occupancy (CO):

Commercial - \$200.00 Residential - \$100.00

Temporary Certificate of Occupancy (TCO) or Partial Occupancy (PO): CASHIERS CHECK (VALID for 180 DAYS)

Commercial TCO/PO: \$515 (\$500 + 3% BBS*) + \$4,500 deposit (Separate checks for the TCO fee and deposit)

Single/Multi Family TCO: \$202 (\$200 + 1% BBS*) + \$2,400 deposit (Separate checks for the TCO fee and deposit)

- Deposit check returned if work completed by expiration date of Temp. C.O. for new buildings/additions

Work must commence within 12 months of Plan Approval. One 12 month extension shall be granted if requested by the owner at least 10 days in advance of expiration and upon payment of a fee. (\$100 fee)

If in the course of construction, work is delayed or suspended for more than 6 months after the last recorded inspection, the permit is invalid. A maximum of two extensions can be granted for 6 months each if requested by the owner at least 10 days in advance of the 6 month expiration date of the last recorded inspection and upon payment of a fee. (\$100 fee for each extension)

* **BBS (Ohio Board of Building Standards) fee:** Residential, add 1% BBS fee Commercial / Multi-Family, add 3% BBS fee

Miscellaneous Fees + BBS* fee (no C.O. fee):

DECK with or without Roof / Pergola (\$200)
GAZEBO – PRE-FAB (Residential and Commercial) (\$150)
POOL – ABOVE GROUND (Residential) -Including Elec. & Fence (\$180)
POOL – INGROUND – Including Electric and Fence (\$250)
RAMP (Residential Only) (\$120)
ROOF REPLACEMENT (Residential) (\$250) – By Owner's Request
ROOF REPLACEMENT (Commercial) (\$400)
SIGN – WALL, AWNING, and MARQUEE (\$105 per sign)
SIGN – GROUND and MONUMENT (\$140 per sign)
SIGN – TEMPORARY (4) signs for 15 days (\$35 per sign) -No BBS fee
SMALL CELL TOWER "New" (Right of Way & Electric) (\$210)
SMALL CELL TOWER "Upgrades to Existing" (R of W Only) (\$70)
TENT - over 400 sq. ft. (\$140 for 1st tent & \$70 each additional tent)
ZONING CERTIFICATE (\$65)

The following RESIDENTIAL fees are based on the formula below:

\$275 fee + .006 x construction cost + 1% BBS* fee

SHED, POOL HOUSE/CABANA, DETACHED GARAGE over 200 sq. ft.
FRONT PORCH with or without roof
GENERATOR – Permanent Installation
PATIO with Roof / Pergola
REPAIR – Fire / Water Damage
RETAINING WALL
SOLAR PANELS

Revision Plan Review Fee - \$140 Commercial / \$100 Residential

Overtime Inspection Fee –

\$95 per hour / 4 hour minimum = \$391.40 including 3% BBS fee

**2026 BUILDING PERMIT FEES
 SUBDIVISION LIST**

AIN	Anisley	\$300.00	MF	Mason Fields	\$200.00
AMB	Ambleside	\$2,750.00	MG	Mason Grands	-0-
ARB	Arbor Creek	\$200.00	MAP	Meadows of Ashley Place	-0-
AC	Ashley Commons	-0-	MHC	Medinah at Heritage Club	\$200.00
ALV	Alverta	\$300.00	MO	Mason Oaks	\$300.00
AP	Ashley Place	-0-	MOS	Mosaic	\$300.00
AV	Avalon Farms	\$200.00	OCT	Oaks of Crooked Tree	\$200.00
BWF	Birchwood Farms	-0-	OL	Oakwood Lakes	\$200.00
BWS	Birchwood South	\$200.00	OF	Olympia Fields	-0-
BF	Boxwood Farms	per sq. ft.	PKS	Parkside	\$200.00
BS	Brookstone	\$348.37	PC	Pebble Creek	\$200.00
CAR	Carmelle	\$200.00	PHE	Pinehill Estates	-0-
RC	Reserves of Carmelle	\$300.00	PS	Pipestem	\$200.00
CR	Coddington Reserve	\$200.00	QU	Quailwood Farms	-0-
CC	Concord Crossing	-0-	RTE	Ravines at Timbers Edge	\$200.00
CT	Crooked Tree	\$200.00	RB	Reserves of Bethany	\$200.00
CT2	Crooked Tree	-0-	RM	Rosemont Manor	\$200.00
	(Wooded Vista <u>only</u>)		RW	Rosemont West	\$200.00
CTP	Crooked Tree Preserve	\$300.00	SG	Sherwood Green	-0-
DE	Durfield Estates	-0-	SC	Snider Cove	-0-
DI	Dilly	-0-	SR	Sunset Ridge	\$200.00
EV	Eagleview	\$197.74	TWI	Thorngate at Windemere	\$200.00
ENC	Enclave	-0-	TC	Taylor Creek	-0-
ECH	Estates at Chestnut Hill	\$200.00	TE	Timberbrook Estates	-0-
FPR	Fairway at Pine Run	\$200.00	TS1	Trailside Acres	-0-
FCT	Fairways of Crooked Tree	\$200.00	TS2	Trailside Acres	\$200.00
FB	Falling Brook	\$200.00	TF	Twin Fountains	\$200.00
FP1	Franklin Park	-0-	TS	Tyler Station	-0-
FP2	Franklin Park-Phase II	\$200.00	VL	Village Lakes	\$125.00
GM	Glen Meadows	-0-	VWC	Villages of Woodcreek	-0-
GB	Greenbrier	-0-	VPR	Villas at Pine Run	\$200.00
GS	Greystone	-0-	VWC	Villas of Winding Creek	-0-
HC	Heritage Club	\$200.00	WF	Walnut Farms	-0-
HW	Hickory Woods	\$200.00	WS	Weatherstone	\$200.00
HST	Hillside Terrace	-0-	WE	Western Estates	-0-
LS	Lakeside	-0-	WSF	Whispering Falls	\$200.00
LOL	Landing at Oakwood Lakes	\$200.00	WSP	Whispering Springs	\$200.00
LC	Laurel Court	-0-	WB	White Blossom	\$200.00
LA	Leeann Estates	-0-	WIL	Willow Brooke 1 (south)	\$300.00
LP	Lexington Park	-0-	WIL2	Willow Brooke 2 (north)	\$2,400.00
MM	Mallards of Mason	\$200.00	WI	Windemere	\$200.00
MAN	Manhasset	-0-	WC	Winding Creek	-0-
MH	Manor House	-0-	WR	Woods of Rosemont	\$300.00
MAR	Marival	\$200.00			